HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: March 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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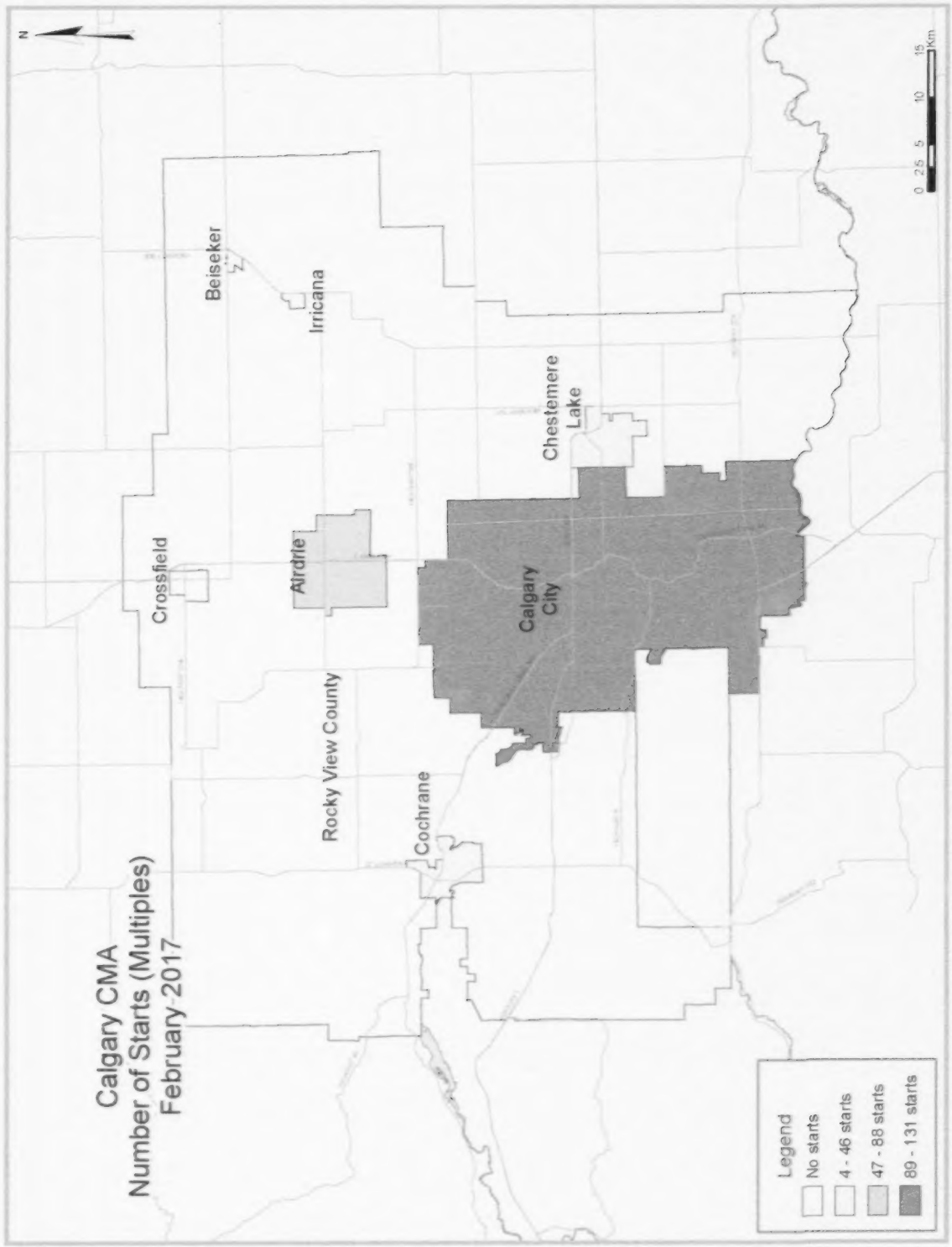
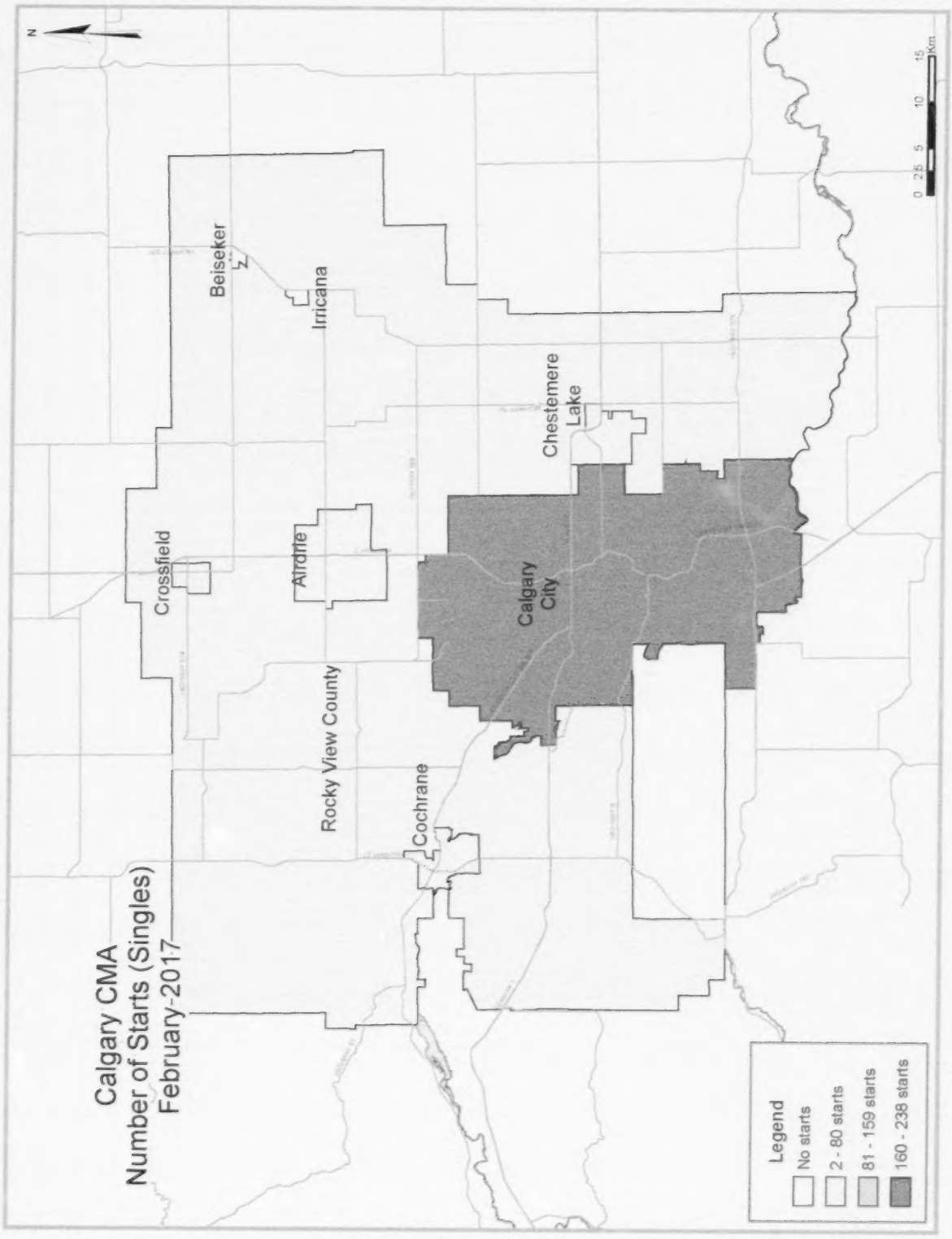
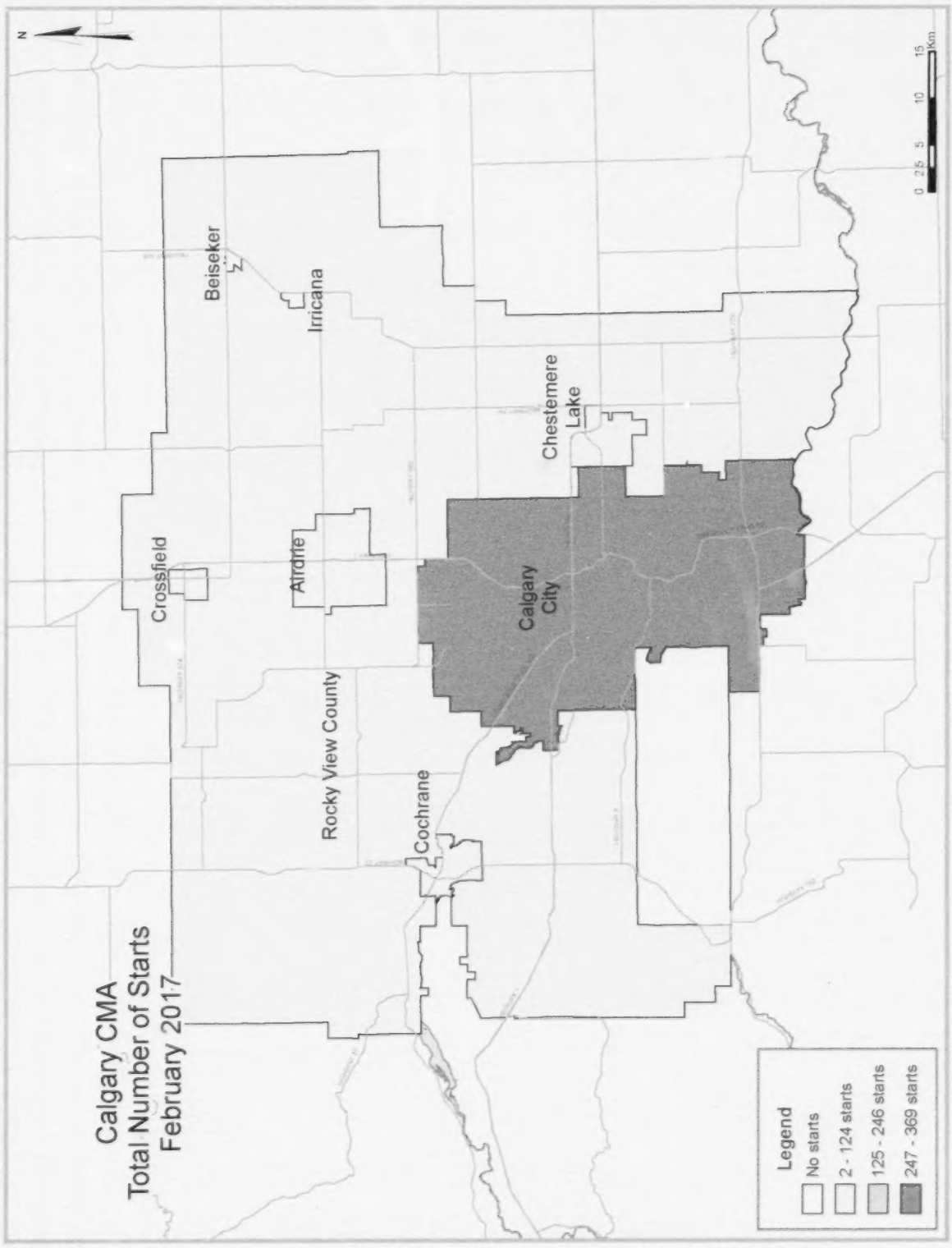
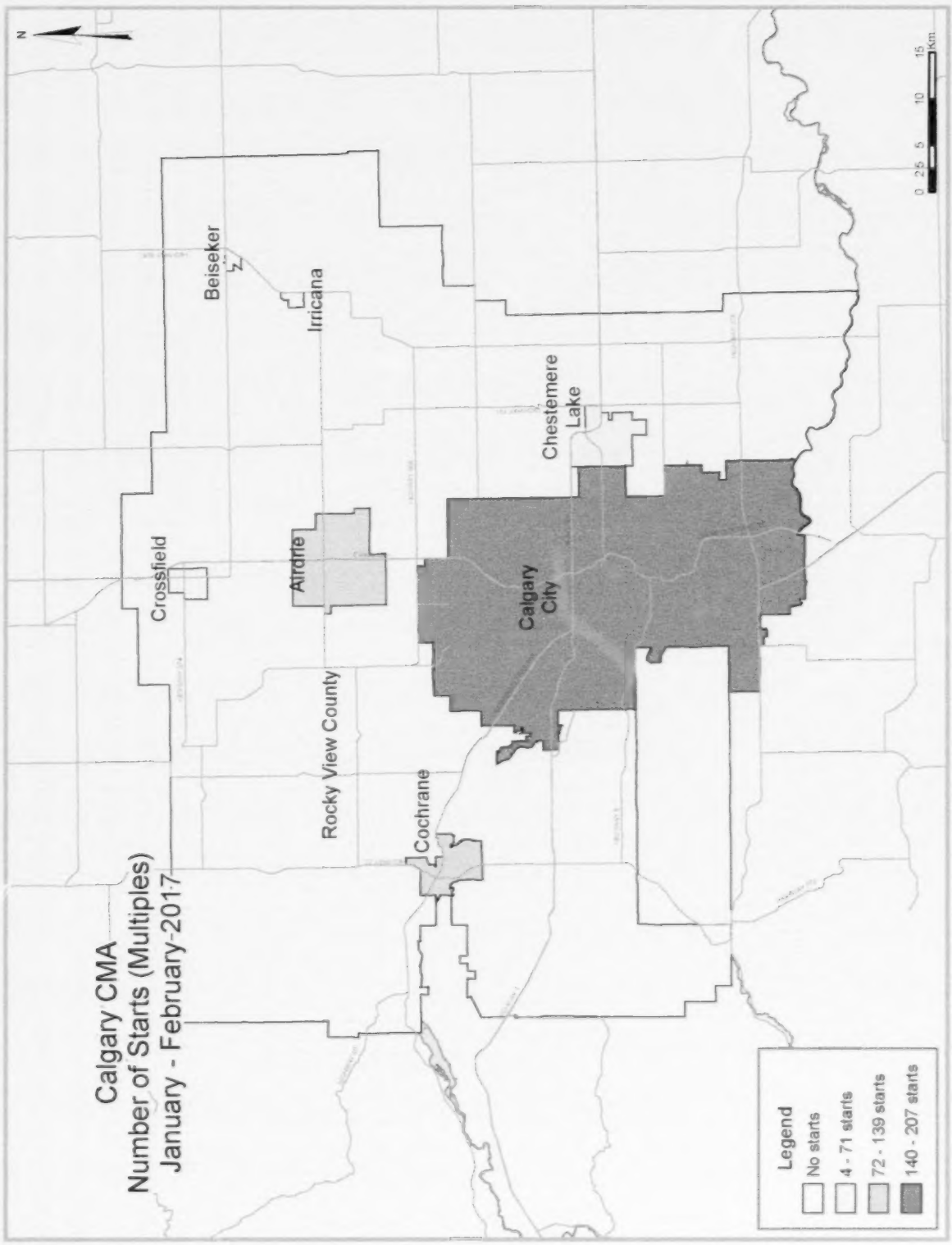
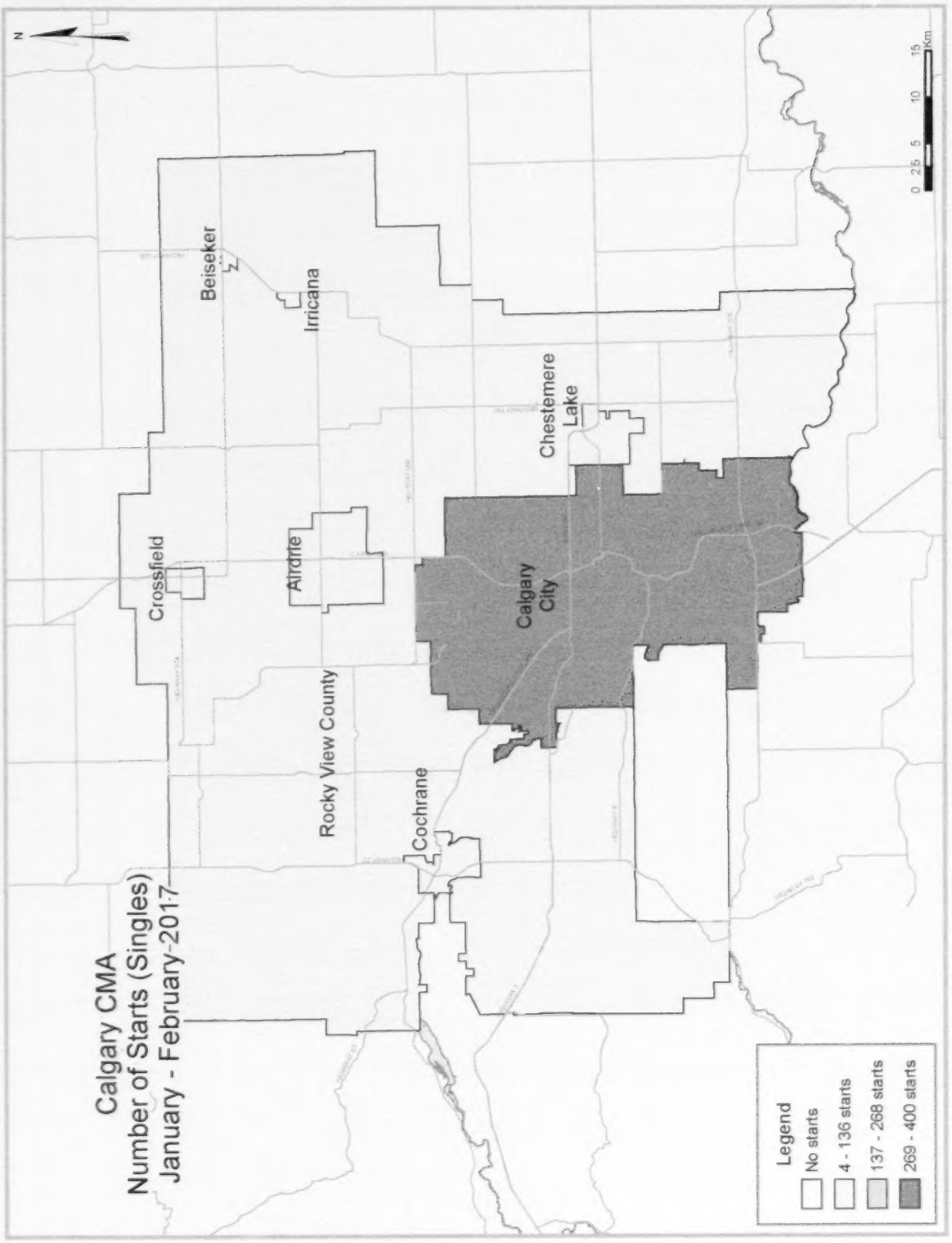
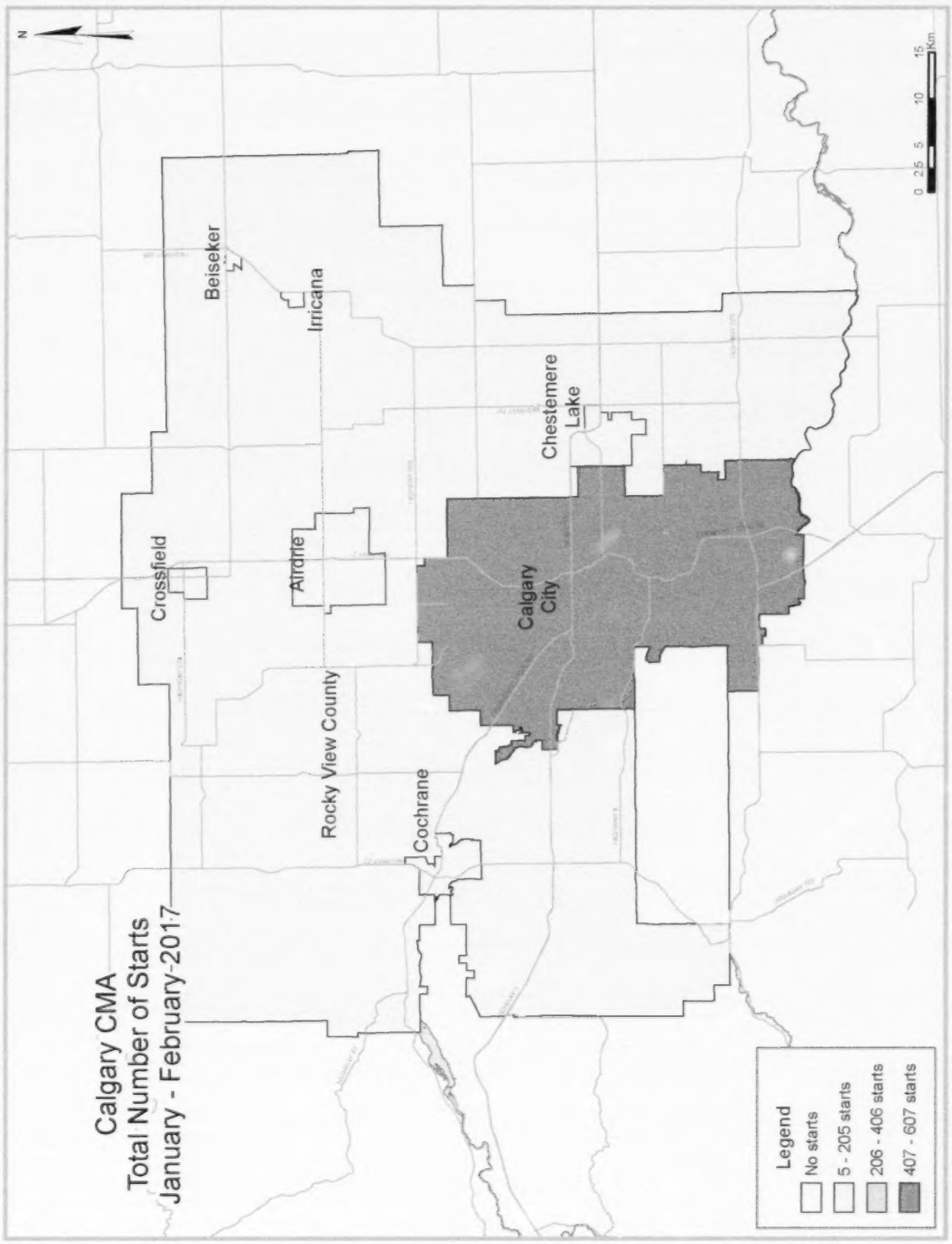

Calgary CMA
Number of Starts (Multiples)
February 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
4 - 46 starts
47 - 88 starts
89 - 131 starts


Calgary CMA
Number of Starts (Singles)
February-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 80 starts
81 - 159 starts
160 - 238 starts


Calgary CMA
Total Number of Starts
February 2017
N
Beiseker
Irricana
Crossfield
Airdrie
Chestemere Lake
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
2 - 124 starts
125 - 246 starts
247 - 369 starts


Calgary CMA
Number of Starts (Multiples)
January - February-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Crossfield
Airdrie
Chestemere Lake
Calgary City
Rocky View County
Cochrane
Legend
No starts
4 - 71 starts
72 - 139 starts
140 - 207 starts


Calgary CMA
Number of Starts (Singles)
January - February-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
4 - 136 starts
137 - 268 starts
269 - 400 starts


Calgary CMA
Total Number of Starts
January - February-2017
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
5 - 205 starts
206 - 406 starts
407 - 607 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2017		
Calgary CMA[1]	January 2017	February 2017
Trend[2]	9,416	8,967
SAAR	5,866	5,907
	February 2016	February 2017
Actual		
February - Single-Detached	218	296
February - Multiples	371	212
February - Total	589	508
January to February - Single-Detached	443	517
January to February - Multiples	713	417
January to February - Total	1,156	934

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	296	80	68	0	46	18	0	0	508
February 2016	218	46	6	0	60	259	0	0	589
% Change	35.8	73.9	**	n/a	-23.3	-93.1	n/a	n/a	-13.8
Year-to-date 2017	517	152	68	0	79	31	0	87	934
Year-to-date 2016	443	94	17	0	128	344	0	130	1,156
% Change	16.7	61.7	**	n/a	-38.3	-91.0	n/a	-33.1	-19.2
UNDER CONSTRUCTION									
February 2017	2,226	634	360	1	656	4,210	29	751	8,867
February 2016	2,368	704	200	1	1,124	6,467	30	2,277	13,171
% Change	-6.0	-9.9	80.0	0.0	-41.6	-34.9	-3.3	-67.0	-32.7
COMPLETIONS									
February 2017	323	126	22	0	73	233	2	360	1,139
February 2016	214	74	12	1	123	161	16	376	977
% Change	50.9	70.3	83.3	-100.0	-40.7	44.7	-87.5	-4.3	16.6
Year-to-date 2017	497	172	22	0	109	434	2	595	1,831
Year-to-date 2016	439	116	15	1	296	490	24	376	1,757
% Change	13.2	48.3	46.7	-100.0	-63.2	-11.4	-91.7	58.2	4.2
COMPLETED & NOT ABSORBED									
February 2017	434	161	22	0	163	885	n/a	n/a	1,665
February 2016	360	124	2	0	141	229	n/a	n/a	856
% Change	20.6	29.8	**	n/a	15.6	**	n/a	n/a	94.5
ABSORBED									
February 2017	262	97	18	0	64	135	n/a	n/a	576
February 2016	218	68	11	1	102	149	n/a	n/a	549
% Change	20.2	42.6	63.6	-100.0	-37.3	-9.4	n/a	n/a	-20.2
Year-to-date 2017	445	160	20	0	101	324	n/a	n/a	1,050
Year-to-date 2016	437	114	14	1	257	481	n/a	n/a	1,304
% Change	1.8	40.4	42.9	-100.0	-60.7	-32.6	n/a	n/a	-19.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
February 2017	238	48	52	0	13	18	0	0	369
February 2016	146	28	0	0	40	247	0	0	461
Airdrie									
February 2017	31	20	11	0	25	0	0	0	87
February 2016	41	14	6	0	20	12	0	0	93
Beiseker									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
February 2017	2	4	0	0	0	0	0	0	6
February 2016	7	0	0	0	0	0	0	0	7
Cochrane									
February 2017	14	8	5	0	8	0	0	0	35
February 2016	9	4	0	0	0	0	0	0	13
Crossfield									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	2	0	0	0	0	0	0	0	2
Irricana									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
February 2017	9	0	0	0	0	0	0	0	9
February 2016	13	0	0	0	0	0	0	0	13
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2017	296	80	68	0	46	18	0	0	508
February 2016	218	46	6	0	60	259	0	0	589

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
February 2017	1,638	492	211	1	334	4,135	29	664	7,504
February 2016	1,635	558	98	1	666	6,194	6	2,047	11,205
Airdrie									
February 2017	219	56	115	0	158	64	0	0	612
February 2016	302	64	98	0	233	241	0	230	1,168
Beiseker									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
February 2017	43	8	0	0	50	0	0	0	101
February 2016	104	4	0	0	11	0	0	0	119
Cochrane									
February 2017	121	64	34	0	114	11	0	87	431
February 2016	134	62	0	0	214	32	24	0	466
Crossfield									
February 2017	29	2	0	0	0	0	0	0	31
February 2016	12	4	4	0	0	0	0	0	20
Irricana									
February 2017	0	2	0	0	0	0	0	0	2
February 2016	2	0	0	0	0	0	0	0	2
Rocky View County									
February 2017	176	10	0	0	0	0	0	0	186
February 2016	177	12	0	0	0	0	0	0	189
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2017	2,226	634	360	1	656	4,210	29	751	8,867
February 2016	2,368	704	200	1	1,124	6,467	30	2,277	13,171

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
February 2017	207	76	12	0	61	221	2	360	939
February 2016	142	58	12	1	96	113	12	305	739
Airdrie									
February 2017	64	36	4	0	12	12	0	0	128
February 2016	32	2	0	0	15	0	0	71	120
Beiseker									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
February 2017	6	0	0	0	0	0	0	0	6
February 2016	12	2	0	0	0	0	0	0	14
Cochrane									
February 2017	17	12	6	0	0	0	0	0	35
February 2016	13	12	0	0	12	48	4	0	89
Crossfield									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	0	0	0	0	0	0	0	0
Irricana									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
February 2017	28	2	0	0	0	0	0	0	30
February 2016	15	0	0	0	0	0	0	0	15
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2017	323	126	22	0	73	233	2	360	1,139
February 2016	214	74	12	1	123	161	16	376	977

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
February 2017	302	116	11	0	137	869	n/a	n/a	1,435
February 2016	258	111	1	0	132	228	n/a	n/a	730
Airdrie									
February 2017	51	34	7	0	8	12	n/a	n/a	112
February 2016	39	2	1	0	5	1	n/a	n/a	48
Beiseker									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
February 2017	10	1	0	0	6	0	n/a	n/a	17
February 2016	12	1	0	0	0	0	n/a	n/a	13
Cochrane									
February 2017	30	10	4	0	12	4	n/a	n/a	60
February 2016	30	10	0	0	4	0	n/a	n/a	44
Crossfield									
February 2017	9	0	0	0	0	0	n/a	n/a	9
February 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
February 2017	32	0	0	0	0	0	n/a	n/a	32
February 2016	21	0	0	0	0	0	n/a	n/a	21
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
February 2017	434	161	22	0	163	885	n/a	n/a	1,665
February 2016	360	124	2	0	141	229	n/a	n/a	856

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
February 2017	180	65	12	0	51	119	n/a	n/a	427
February 2016	146	50	11	1	75	101	n/a	n/a	384
Airdrie									
February 2017	44	18	4	0	13	16	n/a	n/a	95
February 2016	33	2	0	0	15	0	n/a	n/a	50
Beiseker									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
February 2017	8	0	0	0	0	0	n/a	n/a	8
February 2016	12	2	0	0	0	0	n/a	n/a	14
Cochrane									
February 2017	12	12	2	0	0	0	n/a	n/a	26
February 2016	12	14	0	0	12	48	n/a	n/a	86
Crossfield									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
February 2017	16	2	0	0	0	0	n/a	n/a	18
February 2016	15	0	0	0	0	0	n/a	n/a	15
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
February 2017	262	97	18	0	64	135	n/a	n/a	576
February 2016	218	68	11	1	102	149	n/a	n/a	549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Calgary City	238	146	50	28	63	40	18	247	369	461	-20.0
Airdrie	31	41	20	14	36	26	0	12	87	93	-6.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	2	7	4	0	0	0	0	0	6	7	-14.3
Cochrane	14	9	8	4	13	0	0	0	35	13	169.2
Crossfield	2	2	0	0	0	0	0	0	2	2	0.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	9	13	0	0	0	0	0	0	9	13	-30.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	296	218	82	46	112	66	18	259	508	589	-13.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	400	293	100	58	76	89	31	462	607	902	-32.7
Airdrie	57	77	32	26	51	45	0	12	140	160	-12.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	4	14	4	0	0	11	0	0	8	25	-68.0
Cochrane	35	33	18	8	18	0	87	0	158	41	**
Crossfield	5	5	0	2	0	0	0	0	5	7	-28.6
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	16	20	0	0	0	0	0	0	16	20	-20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	517	443	154	94	145	145	118	474	934	1,156	-19.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Calgary City	63	40	0	0	18	247	0	0
Airdrie	36	26	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	13	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	112	66	0	0	18	259	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	76	89	0	0	31	332	0	130
Airdrie	51	45	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	11	0	0	0	0	0	0
Cochrane	18	0	0	0	0	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	145	145	0	0	31	344	87	130

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Calgary City	338	174	31	287	0	0	369	461
Airdrie	62	61	25	32	0	0	87	93
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	7	0	0	0	0	6	7
Cochrane	27	13	8	0	0	0	35	13
Crossfield	2	2	0	0	0	0	2	2
Irricana	0	0	0	0	0	0	0	0
Rocky View County	9	13	0	0	0	0	9	13
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	444	270	64	319	0	0	508	589

Table 2.5: Starts by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	550	351	57	421	0	130	607	902
Airdrie	100	120	40	40	0	0	140	160
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	8	14	0	11	0	0	8	25
Cochrane	58	41	13	0	87	0	158	41
Crossfield	5	7	0	0	0	0	5	7
Irricana	0	0	0	0	0	0	0	0
Rocky View County	16	20	0	0	0	0	16	20
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	737	554	110	472	87	130	934	1,156

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Calgary City	207	143	82	62	69	116	581	418	939	739	27.1
Airdrie	64	32	36	2	16	15	12	71	128	120	6.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	12	0	2	0	0	0	0	6	14	-57.1
Cochrane	17	13	12	12	6	16	0	48	35	89	-60.7
Crossfield	1	0	0	0	0	0	0	0	1	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	28	15	2	0	0	0	0	0	30	15	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	323	215	132	78	91	147	593	537	1,139	977	16.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	296	300	104	96	91	220	1,017	747	1,508	1,363	10.6
Airdrie	107	58	52	6	16	53	12	71	187	188	-0.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	15	21	0	2	10	0	0	0	25	23	8.7
Cochrane	38	25	12	18	10	56	0	48	60	147	-59.2
Crossfield	3	1	4	0	0	0	0	0	7	1	***
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	38	34	6	0	0	0	0	0	44	34	29.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	497	440	178	122	127	329	1,029	866	1,831	1,757	4.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Calgary City	69	104	0	12	221	113	360	305
Airdrie	16	15	0	0	12	0	0	71
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	6	12	0	4	0	48	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	91	131	0	16	233	161	360	376

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	91	208	0	12	422	442	595	305
Airdrie	16	53	0	0	12	0	0	71
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	0	0	0	0	0	0	0
Cochrane	10	44	0	12	0	48	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	127	305	0	24	434	490	595	376

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Calgary City	295	212	282	210	362	317	939	739
Airdrie	104	34	24	15	0	71	128	120
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	14	0	0	0	0	6	14
Cochrane	35	25	0	60	0	4	35	89
Crossfield	1	0	0	0	0	0	1	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	30	15	0	0	0	0	30	15
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	471	300	306	285	362	392	1,139	977

Table 3.5: Completions by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	406	401	505	645	597	317	1,508	1,363
Airdrie	163	67	24	50	0	71	187	188
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	15	23	10	0	0	0	25	23
Cochrane	56	43	4	92	0	12	60	147
Crossfield	7	1	0	0	0	0	7	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	44	34	0	0	0	0	44	34
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	691	570	543	787	597	400	1,831	1,757

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
February 2017	90	50.0	29	16.1	14	7.8	5	2.8	42	23.3	180	550,000	681,002
February 2016	53	36.1	22	15.0	22	15.0	10	6.8	40	27.2	147	630,000	793,980
Year-to-date 2017	118	42.8	50	18.1	27	9.8	10	3.6	71	25.7	276	577,500	722,290
Year-to-date 2016	117	39.5	60	20.3	43	14.5	21	7.1	55	18.6	296	595,000	722,369
Airdrie													
February 2017	35	79.5	5	11.4	4	9.1	0	0.0	0	0.0	44	480,000	493,301
February 2016	17	51.5	8	24.2	3	9.1	1	3.0	4	12.1	33	550,000	629,774
Year-to-date 2017	72	82.8	11	12.6	4	4.6	0	0.0	0	0.0	87	475,000	480,145
Year-to-date 2016	30	49.2	16	26.2	6	9.8	3	4.9	6	9.8	61	550,000	615,452
Beiseker													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
February 2017	0	0.0	5	62.5	1	12.5	2	25.0	0	0.0	8	-	-
February 2016	3	25.0	2	16.7	1	8.3	2	16.7	4	33.3	12	750,000	735,550
Year-to-date 2017	2	11.8	8	47.1	1	5.9	3	17.6	3	17.6	17	-	-
Year-to-date 2016	5	22.7	5	22.7	4	18.2	4	18.2	4	18.2	22	750,000	735,550
Cochrane													
February 2017	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	437,500	460,055
February 2016	9	75.0	1	8.3	1	8.3	1	8.3	0	0.0	12	485,000	512,475
Year-to-date 2017	31	91.2	1	2.9	0	0.0	1	2.9	1	2.9	34	440,000	449,178
Year-to-date 2016	17	70.8	4	16.7	1	4.2	2	8.3	0	0.0	24	500,000	522,588
Crossfield													
February 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Irricana													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
February 2017	1	6.3	0	0.0	3	18.8	3	18.8	9	56.3	16	950,000	1,560,588
February 2016	3	20.0	0	0.0	0	0.0	0	0.0	12	80.0	15	1,005,000	1,201,840
Year-to-date 2017	4	14.8	1	3.7	3	11.1	3	11.1	16	59.3	27	910,000	1,278,444
Year-to-date 2016	4	12.1	1	3.0	2	6.1	1	3.0	25	75.8	33	1,005,000	1,284,470
First Nations													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
February 2017	139	53.1	39	14.9	22	8.4	11	4.2	51	19.5	262	532,500	690,139
February 2016	85	38.8	33	15.1	27	12.3	14	6.4	60	27.4	219	610,000	778,546
Year-to-date 2017	231	51.9	71	16.0	35	7.9	17	3.8	91	20.4	445	540,000	684,274
Year-to-date 2016	174	39.7	87	19.9	56	12.8	31	7.1	90	20.5	438	595,000	736,592

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2017

Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	681,002	793,980	-14.2	722,290	722,369	0.0
Airdrie	493,301	629,774	-21.7	480,145	615,452	-22.0
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	735,550	n/a	-	735,550	n/a
Cochrane	460,055	512,475	-10.2	449,178	522,588	-14.0
Crossfield	-	-	n/a	-	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,560,588	1,201,840	29.8	1,278,444	1,284,470	-0.5
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	690,139	778,546	-11.4	684,274	736,592	-7.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

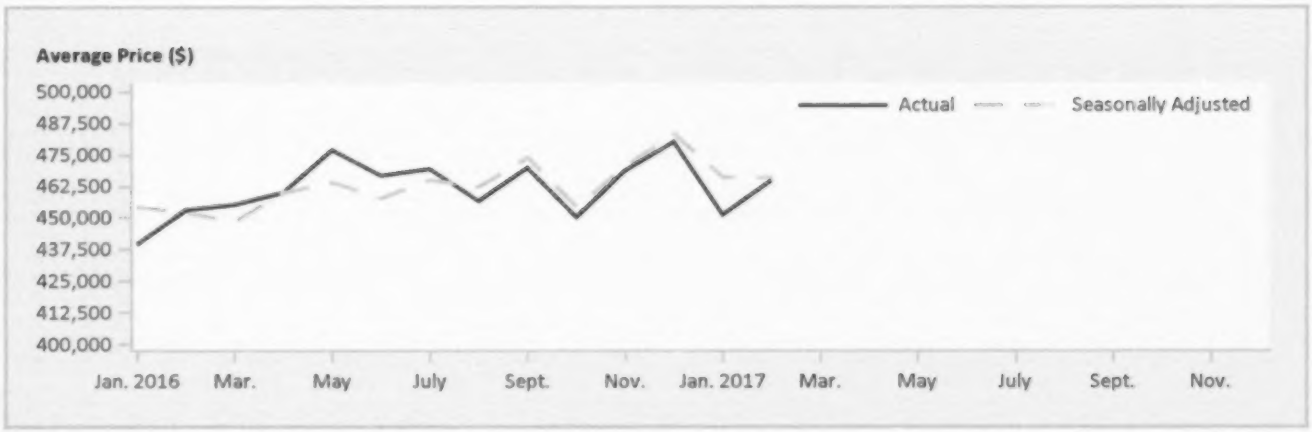


Figure 5.2: MLS® Residential Sales for Calgary

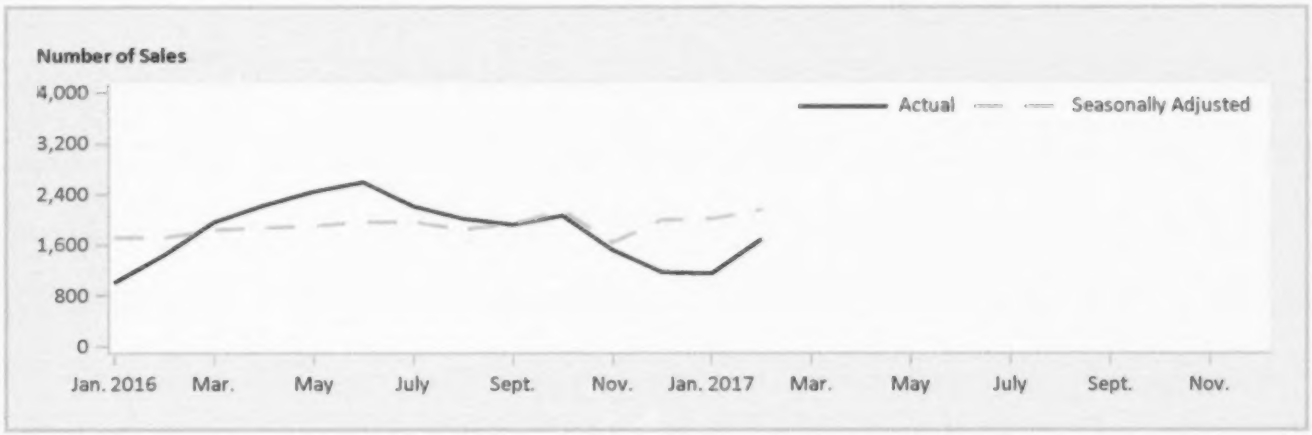
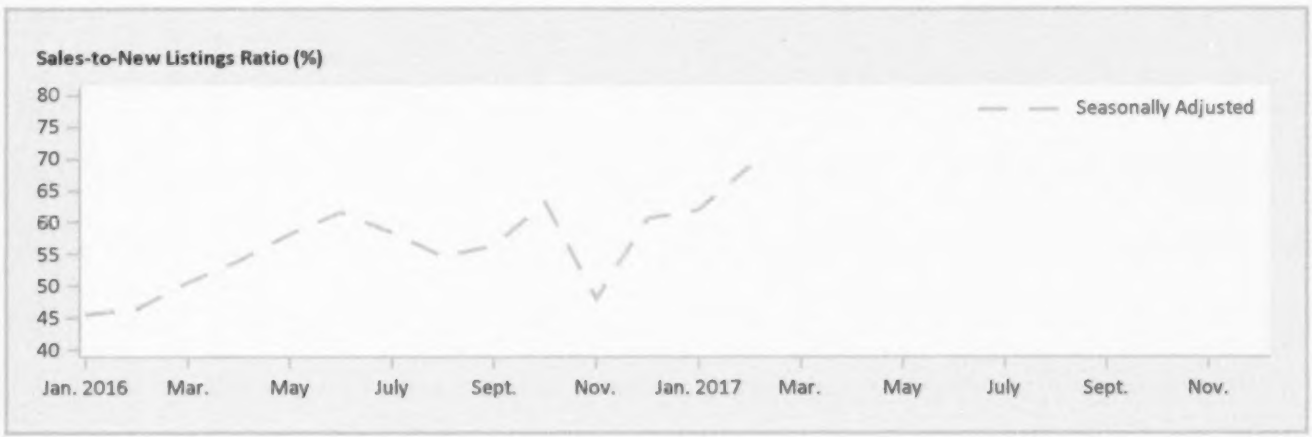


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	110.3	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	109.8	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	109.8	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	110.0	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	109.5	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	109.4	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	109.2	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	109.0	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	109.4	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	109.6	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64		137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64		137.2	819	9.4	74.6	1,146
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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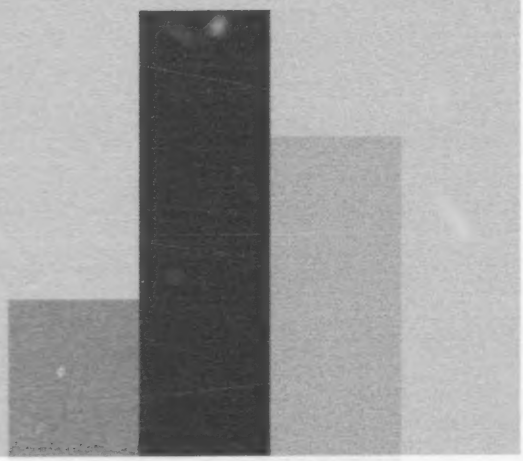

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